

Jackson Township Rent Control Board
Meeting of March 10, 2022
Minutes

The meeting was called to order at 7:46 pm by Chairman Robert Skinner followed by a moment of silence and reading of the Sunshine Law by Ms. Rumpf.

PRESENT: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner, B. Rumpf, Esq. and C. Memoli, CPA

ABSENT: R. Schleckser, M. Regan-Levine, B. Silberman

MINUTES OF January 13, 2022 – Motion to approve made by C. Dimino, second by D. DiCapua

Vote: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner – yes

MINUTES of February 24, 2022 – Motion to approve made by W. Cordts, second by D. DiCapua

Vote: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner - ayes

BILLS –Motion to approve all bills made by K. Lowe, second by W. Cordts

Vote: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner - Ayes

Correspondence – Vacancy Decontrol Notices received. Ms. Rumpf, Mr. Skinner and the Secretary spoke with several residents regarding the CPI Increases.

APPLICATIONS

Oak Tree Mobile Home Park CPI Increase

Present this evening representing Oak Tree are Lori Greenberg, Esq. and Johanna Diambrosio Secretary/Treasurer and Manager of the Park. Mr. Memoli has reviewed the application which is seeking a CPI Increase of 4.25%, along with a Real Estate Tax increase of \$.62 per site per month effective 4/1/22 through 3/31/22.

Ms. Diambrosio is in agreement with Mr. Memoli's calculations. Ms. Diambrosio noted that there are advance dates for the increase in the application, but all notice letters go out at the same time with the anniversary date noted on the letter. Letters were mailed by the Jackson Township Clerk. The meeting date was posted in the park.

PUBLIC - (Oak Tree CPI application only)

Stan Rogers – (sworn in by Ms. Rumpf). Mr. Rogers questioned why the increase was so high. Ms. Rumpf noted the board uses the CPI. Mr. Rogers questioned why there are residents under the age of 55 in the park. The pool has not been repaired.

Ms. Diambrosio stated that the pool will open this year, they are trying to switch it to salt water. The Clubhouse is open.

Richard Alcott – (sworn in by Ms. Rumpf) stated there are no amenities in the park. He is willing to volunteer. He asks if 100% disabled Veterans receive get a real estate tax exemption. He stated there is septic overflow in the streets. Mr. Skinner will check on the Veterans exemption and advise.

Ms. Diambrosio stated that the park does not have individual septics, there is a main sewer system.

Henry Matthews – (sworn in by Ms. Rumpf) his friend sold her home and purchased another in the park and was told they had to pay \$100 extra rental. Property is at 68 Antonia. Ms. Rumpf stated she spoke with Ms. McNichols. Ms. Diambrosio stated that the home was previously owned by Martin Borris and was raised \$23.47. Ms. Greenberg stated that the tenant may apply for a rent decrease and the tenant is not present at this time. Ms. DiCapua stated there is a scale of lot rents, this would be a new lease.

Karen Poli – (sworn in by Ms. Rumpf) she is charged \$503, she has a big lot. There are flood problems on her lot. Fluctuating sewer bills. Ms. Diambrosio stated there is a problem with YES Energy and they are looking to switch to a new company.

Micky Major –(sworn in by Ms. Rumpf) prior to COVID, the park had an Association, participation decreased over time.

Theresa Delosa – (sworn in by Ms. Rumpf) she owns the home, but rents the property. She had to pay to have her driveway replaced. A large tree branch fell on her carport. Insurance paid some, but she had to pay the rest. Landlord stated trees are the tenant’s responsibility. Ms. Diambrosio stated K&L Tree Service will respond to examine the trees.

Mr. Skinner advises tenants to put an issues or concerns to Landlords in writing.

Joanne Walker - (sworn in by Ms. Rumpf) got her CO on September 29, but her paperwork was back dated to March 29. Ms. Diambrosio stated the home did not have a CCO, Ms. Walker did not move in, dated the day she bought the home. Ms. Walker stated people in the park are afraid of Ms. Diambrosio and people are targeted. Ms. Greenberg noted that the increase will be corrected to reflect October 2022 date.

Walter Storing –(sworn in by Ms. Rumpf) stated there are feral cats all over the park along with dogs defecating on his lawn. Ms. Diambrosio stated residents will be fined for feeding the feral cats, a notice was sent out. Karen Poli stated she does T&R for the park, the park does not make a contribution for the services.

Motion to Close Public made by C. Dimino, second by D. DiCapua

Vote: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner – Ayes

Motion to approve CPI Increase of 4.25% for Oak Tree Mobile Home Park effective 4/1/22 through 3/31/22 made by D. DiCapua, second by C. Dimino Vote: C. Dimino, D. DiCapua, K. Lowe , R. Skinner – Ayes W. Cordts – Abstain

Oak Tree Mobile Home Park Real Estate Tax Increase of \$.62 effective 4/1/22 through 3/31/22 has been reviewed by Mr. Memoli.

Public – (Real Estate Tax Increase Application Only) None Open / Close All Ayes

Motion to approve Real Estate Tax Increase of \$.62 made by C. Dimino, second by D. DiCapua

Vote: C. Dimino, D. DiCapua, K. Lowe , R. Skinner – Ayes W. Cordts – Abstain

Shady Lake Park

Present this evening representing the park are Lori Greenberg, Esq. and Barbara Densen, who is sworn in by Ms. Rumpf.

Mr. Memoli has reviewed the application seeking a CPI Increase of 4.25% from 6/1/22 through 5/31/23, along with a Real Estate tax increase of \$.71 effective 6/1/22 through 5/31/23. Ms. Densen is in agreement with the calculations.

Ms. DiCapua asked how tenants were noticed. Ms. Greenberg stated she did a mail merge and proper notice was posted in the park.

Public (on the CPI) – None Open / Close All Ayes

Motion to approve CPI of 4.25% effective 6/1/22 through 5/31/23 made by C. Dimino, second by K. Lowe

Vote: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner – Ayes

Real Estate Tax Increase of \$.71 effective 6/1/22 through 5/31/23

Public (Real Estate Tax increase only) - None Open / Close All Ayes

Motion to approve Real Estate Tax increase of \$.71 effective 6/1/22 through 5/31/23 made by K. Lowe, second by W. Cordts Vote: C. Dimino, D. DiCapua, K. Lowe , W. Cordts, R. Skinner – Ayes

Prospect Pointe

Mr. Memoli has reviewed the application which is seeking a CPI Increase of 4.25% plus 1.5% (heat is provided) for a total of 5.75% CPI effective 4/1/22 through 9/30/22.

Lori Greenberg, Esq. and Karen Hughes are present representing the apartment complex. Ms. Hughes stated tenants were notified by letters that go out two times. A renewal notice is sent out 90 days before the renewal.

PUBLIC –

Holly Early – (sworn in by Ms. Rumpf) has had no hot water. The boiler inspection was expired, fire inspection expired, and fire extinguisher was expired. Evidence of drug use in the laundry room. She would like an increase freeze.

Ms. Hughes stated the boiler room doors are locked as per the Fire Inspector. All repairs have been completed. DCA inspected the complex last year. There was also a fire inspection. Twelve buildings experiencing flooding issues have been repaired.

Jackie Yaiser – (sworn in by Ms. Rumpf) - her apartment has no screens, she has been asking for 4 years. There are drug dealers in the apartments, she has had no heat for periods of time. She would like something in return for an increase.

Camilo Galineo (sworn in by Ms. Rumpf) - Just got notice that insurance is needed. Never got “Greenberg” letter. Poor communication, notices are left outside on the door.

Crystal Didnano – (sworn in by Ms. Rumpf) can landlord make exceptions as to the amount of rent or increase is passed on to tenants? Ms. Rumpf stated landlord is not forced to charge the amount, but they cannot go higher than the approved amount. Landlords are free to negotiate with tenants.

Ken Koch (sworn in by Ms. Rumpf) just wants to confirm that his rent amount is correct. Mr. Skinner confirmed that is it correct.

Close Public - Motion by K. Lowe, second by C. Dimino All Ayes

Motion to approve Prospect Pointe CPI Increase of 4.25% plus 1.5% for a total of 5.75% CPI Increase made by C. Dimino, second by K. Lowe

Vote: C. Dimino, K. Lowe, W. Cordts, R. Skinner – Ayes D. DiCapua – Abstain

MGM at JACKSON

Present representing the park are Lori Greenberg, Esq. and Charles Baker, who is sworn in by Ms. Rumpf.

Mr. Skinner noted that the Notice form stated Real Estate “decrease” rather than “increase”. The total number was correct. He is concerned about the noticing issue.

Ms. Greenberg stated she can send an amended notice.

Mr. Baker stated there are 25 to 30 rental units in the park. Ms. Greenberg mailed out the notices to tenants.

Motion to table MGM Real Estate Tax Increase application made by C. Dimino, second by D. DiCapua

Vote: C. Dimino, D. DiCapua, K. Lowe, W. Cordts, R. Skinner – Ayes

CPI Increase – 4.25% CPI Increase effective 4/1/22 through 3/31/23 has been reviewed by Mr. Memoli. Mr. Baker is in agreement with the calculations. Notices were sent out by the Ms. Greenberg’s office.

Public – (on the CPI Increase) None Open / Close All Ayes

Motion to approve CPI Increase for MGM of 4.35% effective 4/1/22 through 3/31/23 made by C. Dimino, second by

K. Lowe Vote: C. Dimino, D. DiCapua, K. Lowe, W. Cordts, R. Skinner – Ayes

FOUNTAIN HEAD PARK

Representing Fountainhead are Lori Greenberg, Esq. and Clem Caldarise, who is sworn in by Ms. Rumpf. Mr. Memoli has reviewed the application seeking a CPI Increase of 4.25% effective 4/1/22 through 3/31/23, along with a Real Estate Tax Increase of \$.82 effective 4/1/22 through 3/31/23. Mr. Caldarise is in agreement with the calculations. Mr. Caldarise stated notices were sent out through the Township Clerk’s office on 1/28/22.

Public – None Open / Close All Ayes

Mr. Memoli reviewed the Real Estate Tax Increase of \$.82.

Motion to approve Real Estate Tax increase of \$.82 effective 4/1/22 through 3/31/23 made by C. Dimino, second by K. Lowe
Vote: C. Dimino, D. DiCapua, K. Lowe, W. Cordts, R. Skinner – Ayes

PLEASANT GARDENS

Representing Pleasant Gardens are Lori Greenberg, Esq. and Morris Frankel (sworn in by Ms. Rumpf). The application is seeking a CPI Increase of 4.25% plus 1.5% (heat is provided) for a total of 5.75% effective 8/1/22 through 7/31/23. Mr. Frankel is in agreement with the calculations. Mr. Frankel stated his office mailed out the notices. There are 52 units in the complex.

Public – None Open / Closed All Ayes

Motion to approve CPI Increase made by K. Lowe, second by W. Cordts

Vote: C. Dimino, D. DiCapua, K. Lowe, W. Cordts, R. Skinner – Ayes

Motion to adjourn made by W. Cordts second by D. DiCapua

Vote: C. Dimino, D. DiCapua, W. Cordts, R. Skinner - Ayes

Meeting Adjourned 10:43 pm

Minutes prepared and submitted by:

Kathleen Sevckenko, Secretary